

Grantville Redevelopment Subarea 'A' Population-based Park Alternatives for the Program EIR

1-10-11



Grantville Redevelopment Subarea 'A'

Goal:

To select park alternatives for the EIR

Topics:

- Existing and Future Parks per the Navajo Community Plan
- Grantville Alternatives for Residential Development and Park Acreage
- Grantville Alternative 'D' park acreage based on the City's General Plan standards
- Park Alternatives to study in the EIR
- Methods and Questions

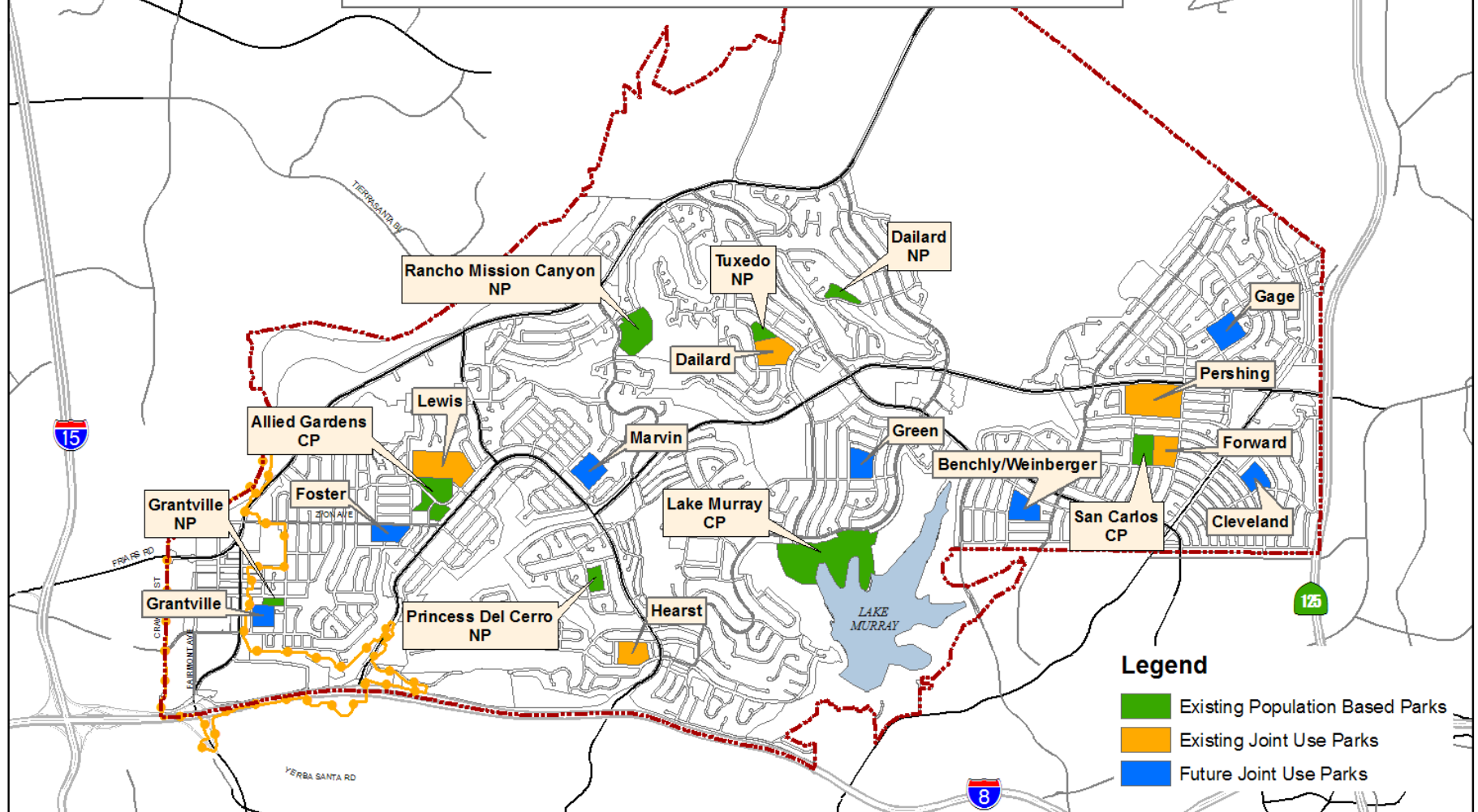


Existing and Future Population-Based Parks per the Navajo Community Plan

(At the General Plan Standard of 2.8 acres per 1000 people)

SANDAG Population	Population (based on growing household size)	General Plan Park Standard (in Acres)	Existing (in Acres)	Deficit (in Acres)	Future (in Acres)	Surplus/ Deficit (in Acres)
2010 Population	49,835	139.5	120.59	18.91	24.0	+5.0 Acres surplus
2020 Population	50,968	142.7	120.59	22.11	24.0	+1.89 Acres surplus
2030 Population	53,340	149.3	120.59	28.71	24.0	-4.71 Acres deficit

Navajo Community Existing Parks and Joint Use and Future Joint Use



Grantville Redevelopment Subarea 'A'

General Plan Definition for Useable Park Areas:

- **A graded pad not exceeding 2% rough grade**, as required to provide for structured, public recreational programs of an active nature, such as ball games or court games.
- **Gently sloping land not exceeded 10% grade for unstructured public recreational activities**, such as children's play areas, appreciation of open space, or a combination
- **Unconstrained by environmental restrictions**, that would prevent park use and free of structures, roads or utilities and unencumbered by easements.

Draft Policy for Trails to count towards Population-based Parks

- **Trails are considered a Park Equivalency** and can be considered when they meet the criteria for providing recreation. The draft criteria states that for a trail to be counted 100% as a population -based park it must provide the following:
- **Trails must be open to the general public** during typical park hours, accessed from public land and in compliance with accessibility guidelines.
- **Trails shall provide the public with a benefit** from experiencing various recreation activities, native habitats and/or sites of cultural and historic significance. Trails are multi-use (pedestrian and bicycle).
- **Trails shall provide recreation amenities** adjacent to the trail.

Grantville Redevelopment Subarea 'A'

Residential Development Alternatives

Subarea A	Proposed Units	Park Acreage Per General Plan Standard (in usable acres)
Alternative D	8,000	43.0
Alternative G	6,300	33.8
Alternative EF	4,000	21.5
Park Acreage is calculated by number of units x 1.94 people per household x 2.8 acres divided by 1000.	People per household was determined by the average number of people per household in the surrounding four communities for multi-family housing.	

Grantville Redevelopment Subarea 'A'

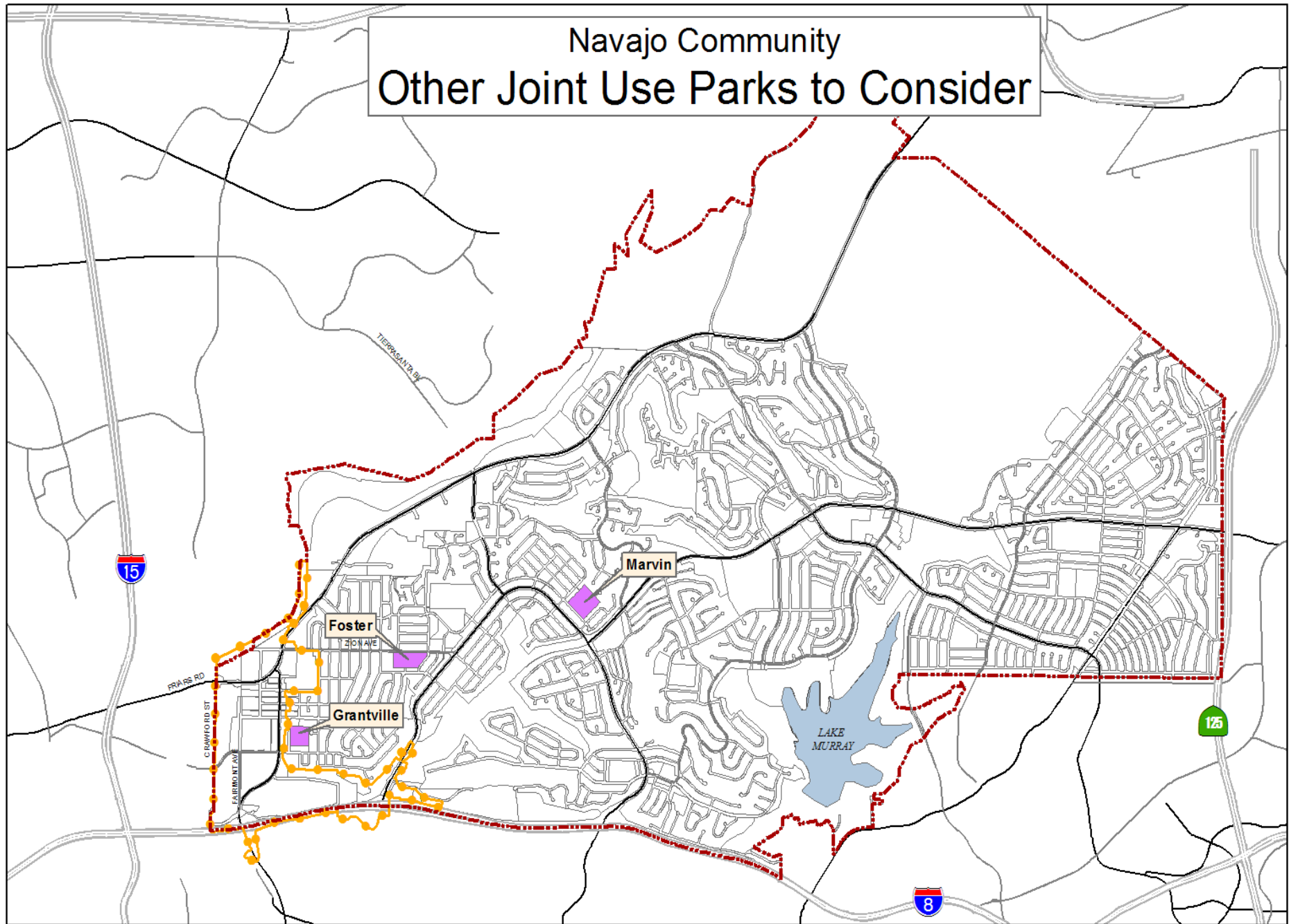
Potential Park Areas Within Subarea 'A'

Park A	West end of Vandever Avenue	1.0 – 2.0 acres
Park B	South of San Diego Mission Rd. and west of Fairmount Avenue	0.5 – 1.0 acres
Park C	Alvarado Creek Linear Park West of Fairmount Ave.	.5 acres
Park D	Alvarado Creek Linear Park East of Fairmount Avenue	1.0 acres
Park E	Neighborhood Park North of Trolley Stop	4.0 – 6.0 acres
Park F	Alvarado Creek Linear Park East of Neighborhood Park	1.5 – 2.5 acres
Park G	35' River Park along the SD River within Subarea 'A'	4.0 to 6.0 acres
TOTAL		12.5 – 19 acres

Potential Joint Use Park Sites to be Considered

Joint Use Sites	Acres	Issues/Distance from Grantville
Foster Elementary School	3.0	Already counted towards the current Navajo Community Plan park deficiency. 1.7 miles (approximately)
Grantville Elementary School (School District has leased this land and park area may not be available to develop)	2.0	Already counted towards the current Navajo Community Plan park deficiency. Adjacent to Grantville
Marvin Elementary School	3.0	Already counted towards the current Navajo Community Plan park deficiency. 5.5 miles (approximately)
TOTAL	7.0 acres	

Navajo Community Other Joint Use Parks to Consider

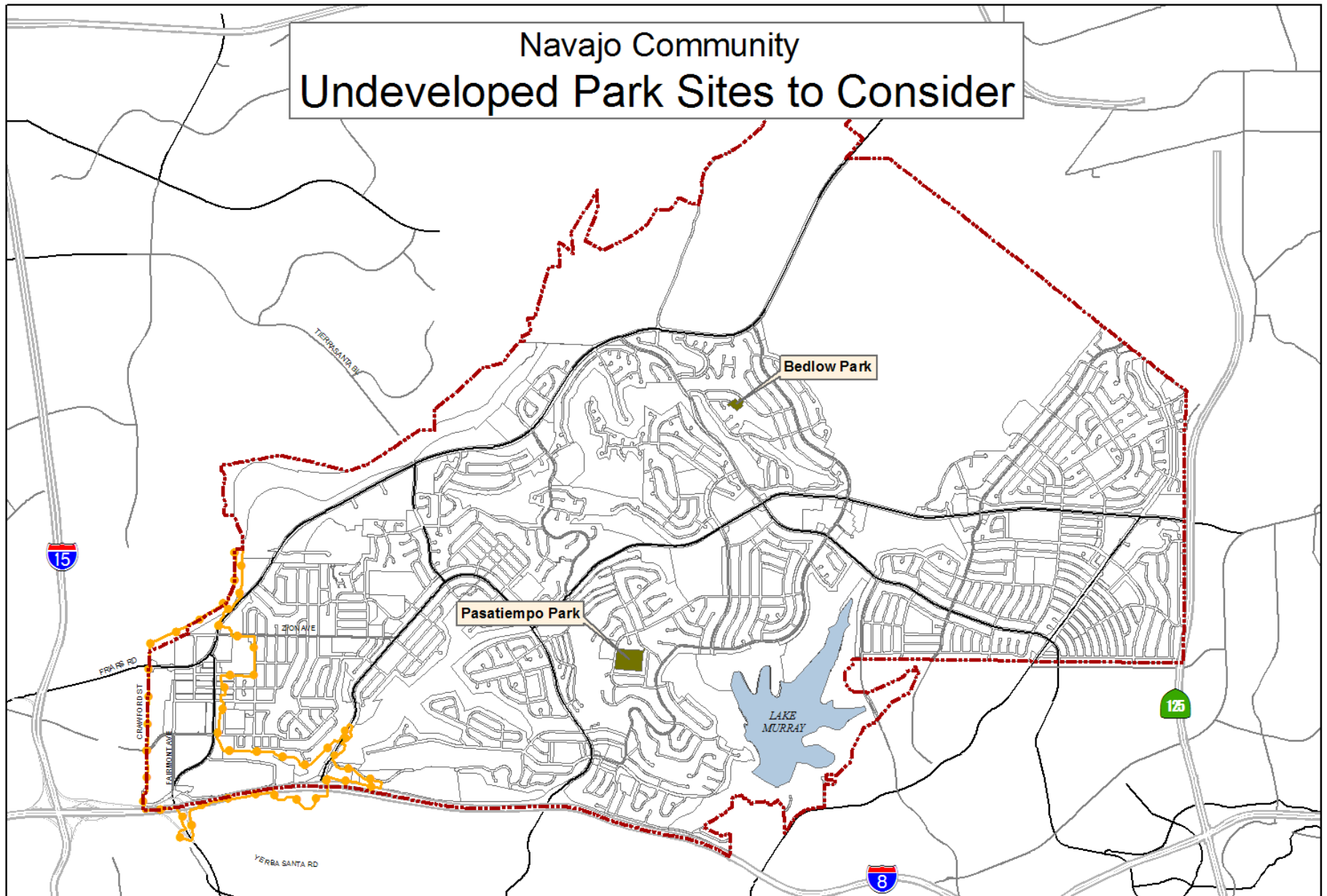


Grantville Redevelopment Subarea 'A'

Potential Undeveloped Park Sites Within Navajo

Undeveloped Park Sites	Ownership	Design and Environmental Issues	Distance from Grantville	Potential Acres (useable acres)
Pasatiempo Park	<p>Undeveloped land City Owned - READ department.</p> <p>To add to park inventory requires a council action.</p>	<p>This is a 10 acre site with existing vernal pools.</p> <p>Approximately 2 to 4 acres could be useable park land.</p>	5.5 miles (approximately)	2.0-4.0 acres
Bedlow Park	<p>Undeveloped land City Owned - READ department.</p> <p>To add to park inventory requires a council action.</p>	<p>This is a 3 acre site with some 2:1 slopes.</p> <p>Approximately 2.5 acres could be useable park land.</p>	6.0 miles (approximately)	2.5 acres
Total				4.5 – 6.5 acres

Navajo Community Undeveloped Park Sites to Consider



Grantville Redevelopment Subarea 'A'

Summary of Park Deficiency/Surplus

Proposed Units	Additional Parks Acreage per General Plan Standard (in usable acres)	Potential Park Area within Grantville (in usable acres)	Potential Joint Use Sites (in usable acres)	Total Potential Park Areas (in usable acres)	Park Deficit/Surplus (in usable acres)
Alternative D 8,000 units	43.0	12.5 – 19.0	7.0	19.5 to 26.0	-17 to 23.5 acre deficit
Alternative G 6,300 units	33.8	12.5 – 19.0	7.0	19.5 to 26.0	-7.8 to 14.3 acre deficit
Alternative EF 4,000 units	21.5	12.5 – 19.0	7.0	19.5 to 26.0	-2.0 – +4.5 acre deficit/surplus

Grantville Redevelopment Subarea 'A'

Summary of Park Deficiency/Surplus

Proposed Units	Additional Parks Acreage per General Plan Standard (in usable acres)	Potential Park Area within Grantville (in usable acres)	Potential Joint Use Sites (in usable acres)	Potential Undeveloped Park Areas (in usable acres)	Total Potential Park Areas (in usable acres)	Park Deficit/Surplus (in usable acres)
Alternative D 8,000 units	43.0	12.5 – 19.0	7.0	4.5–6.5	24.0 to 32.5 acres	-10.5 to 19.0 acre deficit
Alternative G 6,300 units	33.8	12.5 – 19.0	7.0	4.5–6.5	24.0 to 32.5 acres	-1.3 to 9.8 acre deficit
Alternative EF 4,000 units	21.5	12.5 – 19.0	7.0	4.5–6.5	24.0 to 32.5 acres	+2.5 – 11.0 acre surplus

Population-based Parks EIR Alternatives

EIR Alternatives For Alternative 'D' 8,000 units	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5 (Lower Density)**
Parks shown on concept plan	12.5 to 19.0 acres	12.5 to 19.0 acres	12.5 to 19.0 acres	12.5 to 19.0 acres	12.5 to 19.0 acres
Joint Use Sites		7.0 acres	7.0 acres	7.0 acres	7.0 acres
Two Undeveloped Park Sites			4.5 to 6.5 acres	4.5 to 6.5 acres	4.5 to 6.5 acres
Purchase Land				10.5 to 19.0 acres	
Total Acres Provided	12.5 to 19.0 acres	19.5 to 26.0 acres	24.0 to 32.5 acres	43.0 acres	24.0 to 32.5 acres
Deficit (would require the community to agree to a park deficit for the Navajo Community)	24.0 to 30.5 acres deficit	17.0 to 23.5 acres deficit*	10.5 to 19.0 acres deficit*	No deficit	**No deficit due to reduction in proposed units

Methods to Reduce the Grantville Park Deficit

1. Purchase land in Navajo.
2. Provide privately owned, publicly accessible recreation amenities.
3. Payment for the expansion of existing park facilities.
3. Use of San Diego River for park land, would require approval from the Local, State and Federal Agencies.
5. Payment to future Regional Sports Complex in Mission Valley.
6. Community agrees to a park deficit within the Navajo Community.
7. Transfer of Development Rights.
8. Negotiated through a Disposition and Development Agreement (DDA).

Questions for Consideration by the Community

- Should the three future joint use parks, Foster, Grantville, and Marvin, already counted in the Navajo Community Plan for 2030 be counted towards the Grantville deficit ?
- Should the future development of parks, Pasatiempo and Bedlow, that are outside of the Grantville area be counted toward the deficit?
- Should the future San Diego River Park trail corridor be counted towards the Grantville deficit, or just the useable portion of the corridor?
- Is there a need for larger parks that includes multi-purpose fields (+4 acres) or active recreation and where should it be located?